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Alex Larson - Anna Houppermans
541.660.5111 - 541.326.7249
Team@MOPG.com - Anna@MOPG.com



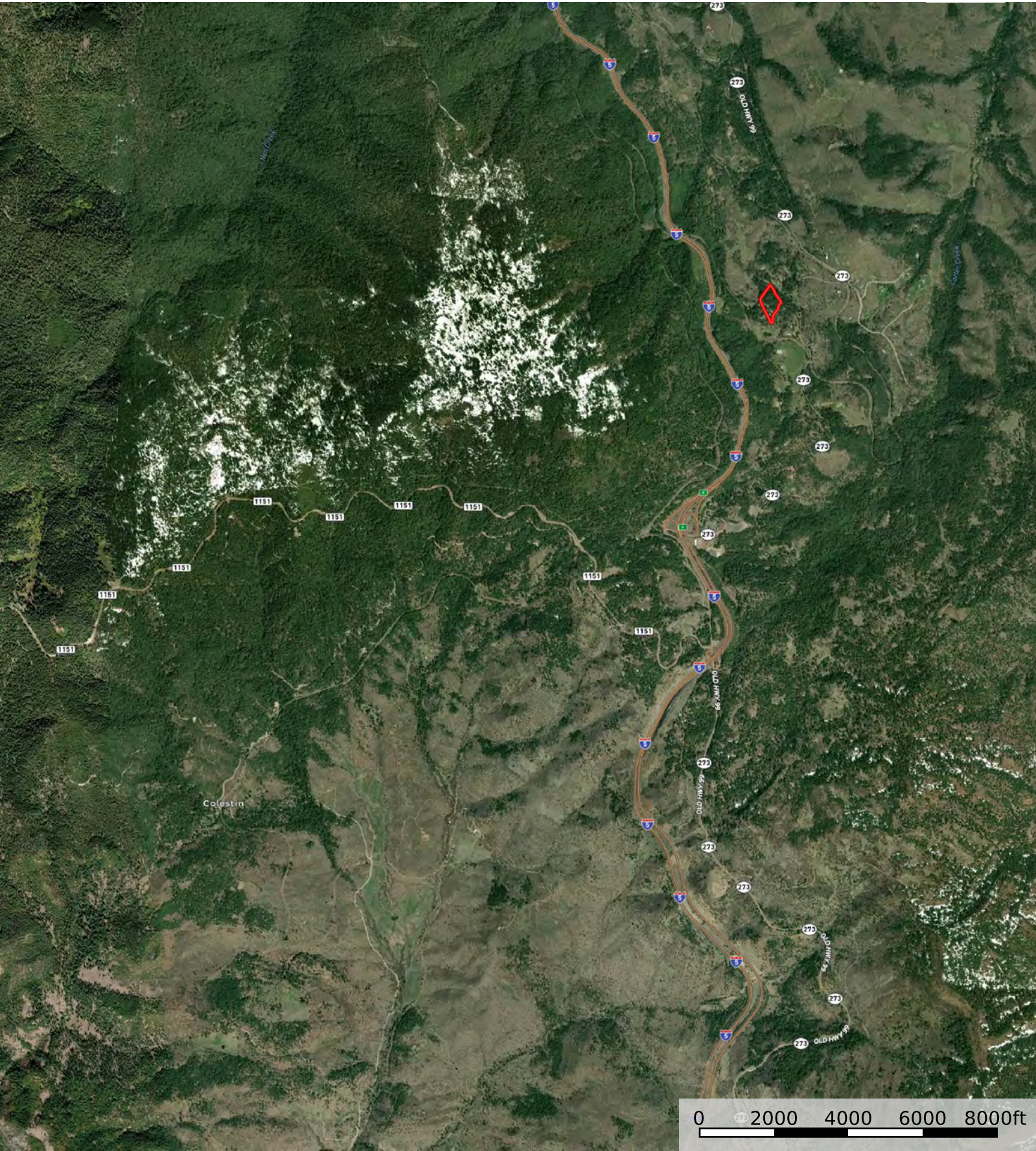
Mapping

5010 Old 99 S (Old Siskiyou Highway)
Oregon, AC +/-



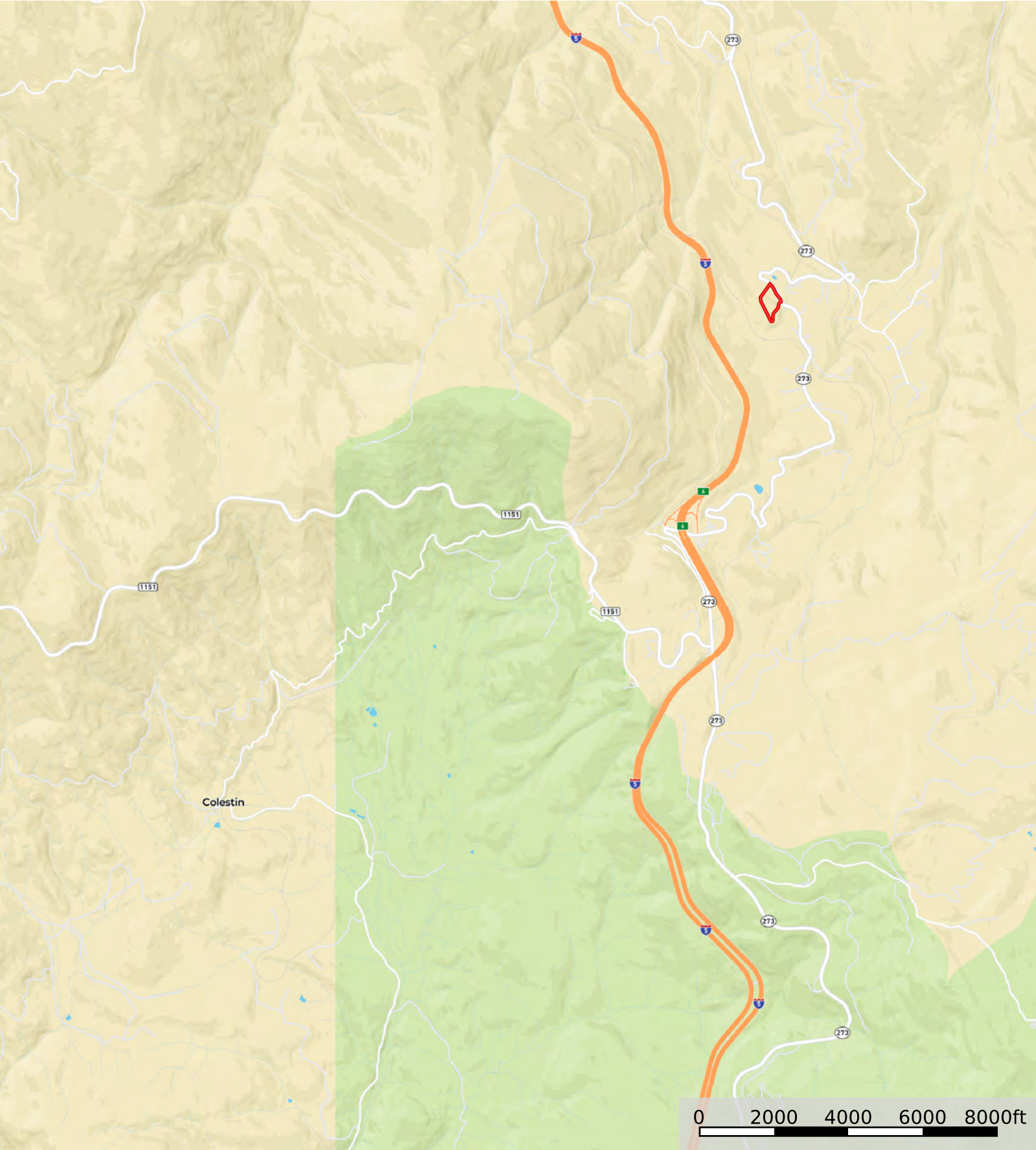
 Boundary

5010 Old 99 S (Old Siskiyou Highway)
Oregon, AC +/-



 Boundary

5010 Old 99 S (Old Siskiyou Highway)
Oregon, AC +/-



 Boundary

Tax Records



LOCATION

Property Address	5010 Old Highway 99 S Ashland, OR 97520-9769	⌚
Subdivision		
County	Jackson County, OR	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	1-0703740
Alternate Parcel ID	402E160000206
Account Number	402E1600 00206
District/Ward	0504
2020 Census Trct/Blk	25/2
Assessor Roll Year	2025

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Single Family Residential
Square Feet	1200

CURRENT OWNER

Name	Morris Donna Purkis Colleen
Mailing Address	5010 Old Highway 99 S Ashland, OR 97520-9769

SCHOOL ZONE INFORMATION

Bellview Elementary School	7.0 mi
Elementary: K to 5	Distance
Ashland Middle School	8.5 mi
Middle: 6 to 8	Distance
Ashland High School	8.8 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 08/24/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/10/2025		Morris Donna & Purkis Colleen	Purkis Carrie Marie	Intrafamily Transfer & Dissolution		2025-014855
7/10/2025		Purkis Carrie Marie	Purkis Carrie Marie & Estate Of John Hall Purkis	Intrafamily Transfer & Dissolution		2025-014846
11/12/2009		Purkis John H	Purkis James M	Intrafamily Transfer & Dissolution		2009-042030

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2025	Assessment Year	2025
Appraised Land	\$302,310	Assessed Land	\$127,939

Appraised Improvements	\$297,340	Assessed Improvements	\$205,740
Total Tax Appraisal	\$599,650	Total Assessment	\$333,679
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025			\$4,882.99
2024			\$4,770.73
2023			\$4,617.93
2022			\$4,463.50
2021			\$4,309.34
2020			\$4,190.02
2019			\$4,100.76

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Residential	Condition	Units
Year Built	1986	Effective Year	Stories 1
BRs	2	Baths 2 F H	Rooms
Total Sq. Ft.	1,200		
Building Square Feet (Living Space)		Building Square Feet (Other)	
1st Floor 900		Attic 300	
		Carport 225	
		Garage 300	
		Porch Enclosed 450	

- CONSTRUCTION

Quality	Roof Framing
Shape	Roof Cover Deck Composition Shingle
Partitions	Cabinet Millwork
Common Wall	Floor Finish
Foundation	Interior Finish
Floor System	Air Conditioning Wall
Exterior Wall	Heat Type
Structural Framing	Bathroom Tile
Fireplace Y	Plumbing Fixtures

- OTHER

Occupancy	Building Data Source
------------------	-----------------------------

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Mixed	2 CAR		
Cabin/Cottage	420		

Wood Deck

450

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	Lot Dimensions	
Block/Lot		Lot Square Feet	289,674
Latitude/Longitude	42.090219°/-122.596953°	Acreage	6.65

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	RR-00	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	0504
Description			

INTERNET ACCESS

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Spectrum	FIBER	No	1000 Mbps	
Starlink	MOBILE WIRELESS	No	280 Mbps	
Rogue Broadband	FIXED WIRELESS	No	200 Mbps	

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
220207030	Expired	08/01/2026	08/03/2025	\$525,000			Eric F Bonetti	Millen Property Group		



JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

REAL PROPERTY TAX STATEMENT
JULY 1, 2025 TO JUNE 30, 2026
www.jacksoncountyor.gov/tax
541-774-6541

TAX ACCOUNT: 10703740

10703740

MORRIS DONNA/PURKIS COLLEEN
5010 OLD HIGHWAY 99 S
ASHLAND OR 97520

CODE: 0504 **MAP:** 402E16-00-00206 **ACRES:** 6.65
SITUS: 5010 OLD HWY 99 ASHLAND/COUNTY

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	331,720	302,310
STRUCTURES	246,080	297,340
TOTAL RMV	577,800	599,650
SPECIALLY ASSESSED VALUE	2,250	2,563
ASSESSED VALUE	323,961	333,679
TOTAL PROPERTY TAX:	4,770.73	4,882.99

EDUCATION SERVICE DISTRICT	117.59
RCC	171.11
ASHLAND SD 5	1,388.14
ASHLAND SD 5 LOCAL OPTION	430.45
EDUCATION TOTAL:	2,107.29

JACKSON COUNTY	670.66
4-H EXTENSION SERVICE DISTRI	14.21
VECTOR CONTROL	14.31
JACKSON SOIL & WATER CONS	16.68
JACKSON COUNTY LIBRARY DIS	200.21
JACKSON COUNTY RFPD #5	1,065.74
GENERAL GOVT TOTAL:	1,981.81

JACKSON COUNTY BONDS ECSC	21.72
RCC BONDS	0.00
RCC SHARED BONDS	14.62
ASHLAND SD 5 BONDS	671.40
OR FORESTRY FIRE SURCHARGE	58.00
OR FORESTRY FIRE, TIMBER	28.15
BONDS - OTHER TOTAL:	793.89

If you pay the 1/3 or 2/3 option a reminder statement will be mailed before the next payment is due.

POTENTIAL ADDITIONAL TAX LIABILITY

IMPORTANT INFORMATION ON BACK

PAYMENT QUESTIONS (541) 774-6541
VALUE QUESTIONS (541) 774-6059

DELINQUENT TAXES:

2024-25 TAX AND INTEREST DUE 1717.46

TOTAL TAXES DUE (Includes discount) **6,453.96**

Please include this coupon with payment. NO STAPLES, PAPER CLIPS, OR TAPE!

Due November 17th, 2025

3% Discount..... ☐ **6,453.96**
2% Discount..... ☐ **4,907.68** **Next Payment** 05/15/2026
Trimester Option ☐ **3,345.13** **Next Payment** 02/17/2026

MORRIS DONNA/PURKIS COLLEEN
5010 OLD HIGHWAY 99 S
ASHLAND OR 97520

☐ Mailing address change on back



JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

ACCOUNT NO.

10703740

AMOUNT ENCLOSED

\$

15100107037400000334513000049076800006453962

Account Sequence

Map TL Sequence

Assessment Year 2026

Print Window

Close Window

Assessment Info for Account 1-070374-0 Map 402E16 Taxlot 206
Report For Assessment Purposes Only Created September 04, 2026

Account Info

Account1-070374-0

Map402E16 206

Taxlot

OwnerMORRIS DONNA

PURKIS COLLEEN

Situs Address

5010 OLD HWY 99 ASHLAND/COUNTY R

Mailing Address

MORRIS DONNA/PURKIS COLLEEN
3153 TIMBER RIDGE DR
NEW MEADOWS ID, 83654-5229

Tax Accounts1 Acct

Appraiser

Tax Year 2025 Info

Pay Taxes Online

Tax Report

TAX Statement

FIRST TRI Statement

SECOND TRI Statement

Tax History

Tax Details

Tax Rates

Details

Details

Details

Details

Details

Land Info

Tax Code5-04

Acreage6,65

Zoning

Land Class

FF 5.65 Ac

HS 0.00 Ac

RT 1.00 Ac

Property Class

641

Unit ID

207861-1

Maintenance Area

2

Neighborhood

402

Study Area

40

Account Status

ACTIVE

Tax Status

Assessable

Sub Type

NORMAL

Sales Data (ORCATS)

Last Sale (consideration > 0)

\$ 0

Sale Date

Jul 10, 2025

Instrument Number

2025-14846

Sales History

Details

Value Summary Detail (For Assessment Year 2026 - Subject To Change)

ID	Value Source	Code Area	SA	Stat Class	Rural Fire Dist.	Size	Size Type
1	DESIGNATED FOREST LAND	5-04	1	000	R	1.65	A
4	DESIGNATED FOREST LAND	5-04	1	000	R	4.00	A
2	HOME SITE	5-04	0	000	R		
2	MARKET OSD	5-04	0	000	R		
3	RURAL TRACT	5-04	0	000	R	1.00	A
1	SING FAMILY RES	5-04	0	142	R		

ID	Value Source	RMV	M5	Exception Value
1	DESIGNATED FOREST LAND	\$ 32,400	\$ 816	\$ 0
4	DESIGNATED FOREST LAND	\$ 78,560	\$ 1,980	\$ 0
2	HOME SITE	\$ 113,350	\$ 113,350	\$ 0
2	MARKET OSD	\$ 37,200	\$ 37,200	\$ 0
3	RURAL TRACT	\$ 19,640	\$ 19,640	\$ 0
1	SING FAMILY RES	\$ 293,100	\$ 293,100	\$ 0

Market Value Summary (For Assessment Year 2026 - Subject To Change)

Code Area	Type	Acreage	RMV	M5	MAV	AV
5-04	LAND	1.00	\$ 170,190	\$ 170,190		
5-04	LAND	5.65	\$ 110,960	\$ 2,796		
5-04	IMPR	0.00	\$ 293,100	\$ 293,100		
PSO Value History			Total: \$ 574,250	\$ 466,086	\$ 342,330	\$ 342,330

Specially Assessed Value Summary (For Assessment Year 2026 - Subject To Change)

Code Area	Type	Acreage	SAV	MSAV	AV
5-04	LAND	5.65	\$ 2,796		
Total:			\$ 2,796	\$ 1,359	\$ 1,359

Total (Market + Specially Assessed) Value Summary (For Assessment Year 2026 - Subject To Change)

Code Area	RMV	M5	MAV	AV
5-04	\$ 574,250	\$ 466,086	\$ 342,330	\$ 343,689

Improvements

Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete
1	5-04	1986	1986	142	Two story	RESIDENCE	1200	100 %

Photos and Scanned Documents

Type

ACCOUNT PHOTO

SCANNED ASSESSOR DOCUMENTS

Files

6

(See new portal)

(See new portal)

PDF

Portal

Improvement Comments

Building #1 Comments

07/30/01: SHED & WOOD COVER EST. P.H. - #49>>>9/2/08 LG. NO VISUAL INSP OF HSE AND CABIN. ADDED NEW GP BLDG @ 95% COMP. NOT ABLE TO MEASURE. EST SF ONLY. RT FOR 09: UPDATED ACC #146>>>5/29/09 NO TRESPASSING SIGNS, ALL ESTIMATED FROM ROAD. CONVERT ACCESSORIES. CHANGE SQ FT ON GP BLDG, ADD LEAN-TO #69>>>

Account Comments

(1) CREATE SPLIT CODE -5.00 ACRES>>> THIS WAS PREVIOUSLY A SPLIT CODE ACCOUNT. ACCOUNTS COMBINED FOR 2006-07. PURGED ACCOUNT #10811131 - (1) SPLIT CODE CREATED +5.00 ACRES>>>9/2/08 NLC #146>>>5/29/09 NLC #69>>> 2025-03-05 Updated MA-SA-NH>>>.

Exemptions / Special Assessments / Notations / Potential Liability

Real Property Special Assessments

Tax Year Applied	Code	Description	Amount	Acres
2026	40	FIRE PATROL TIMBER	\$20.80	6.65
2026	39	FIRE IMPROVEMENT SURCHARGE	\$60.32	0.00

Notations

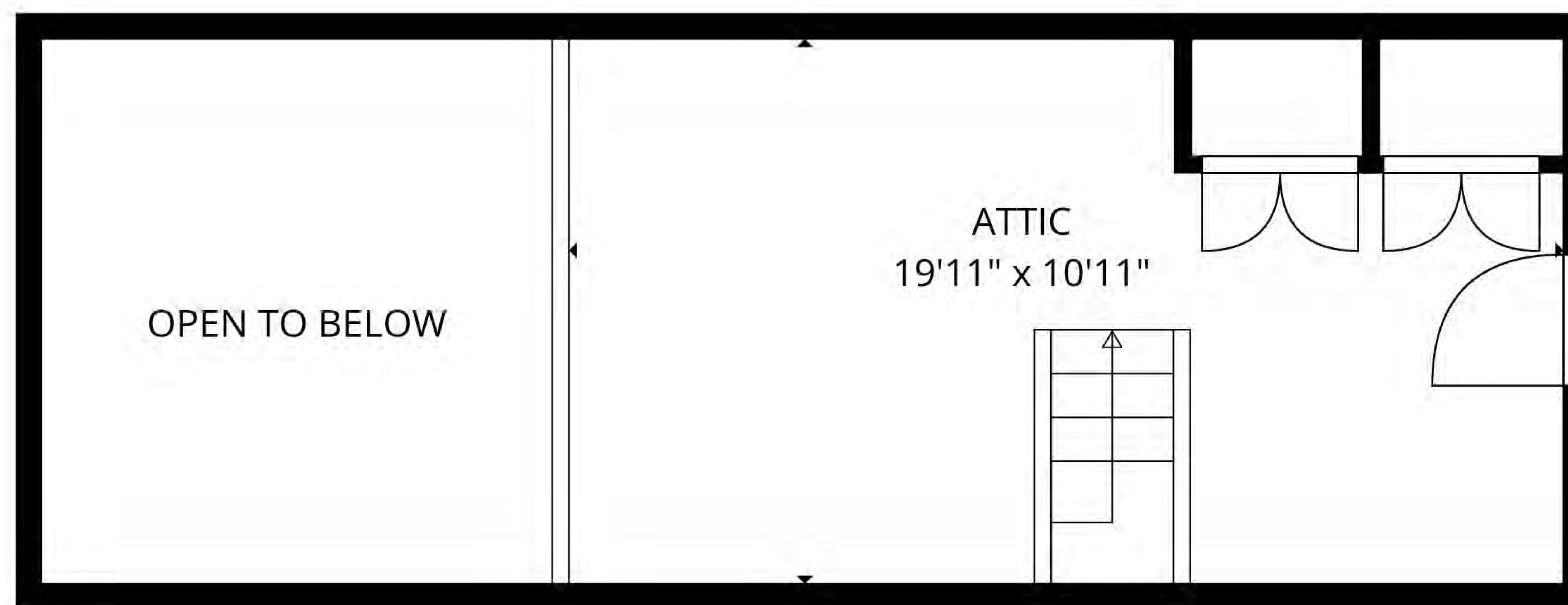
Description	Tax Amount	Year Added	Value Amount
DESIGNATED FORESTLAND - POTENTIAL ADDITIONAL TAX LIABILITY 321.362			
STATE FIRE PROTECTION		2006	
CARTOGRAPHIC ACTIVITY		2010	

Location Map

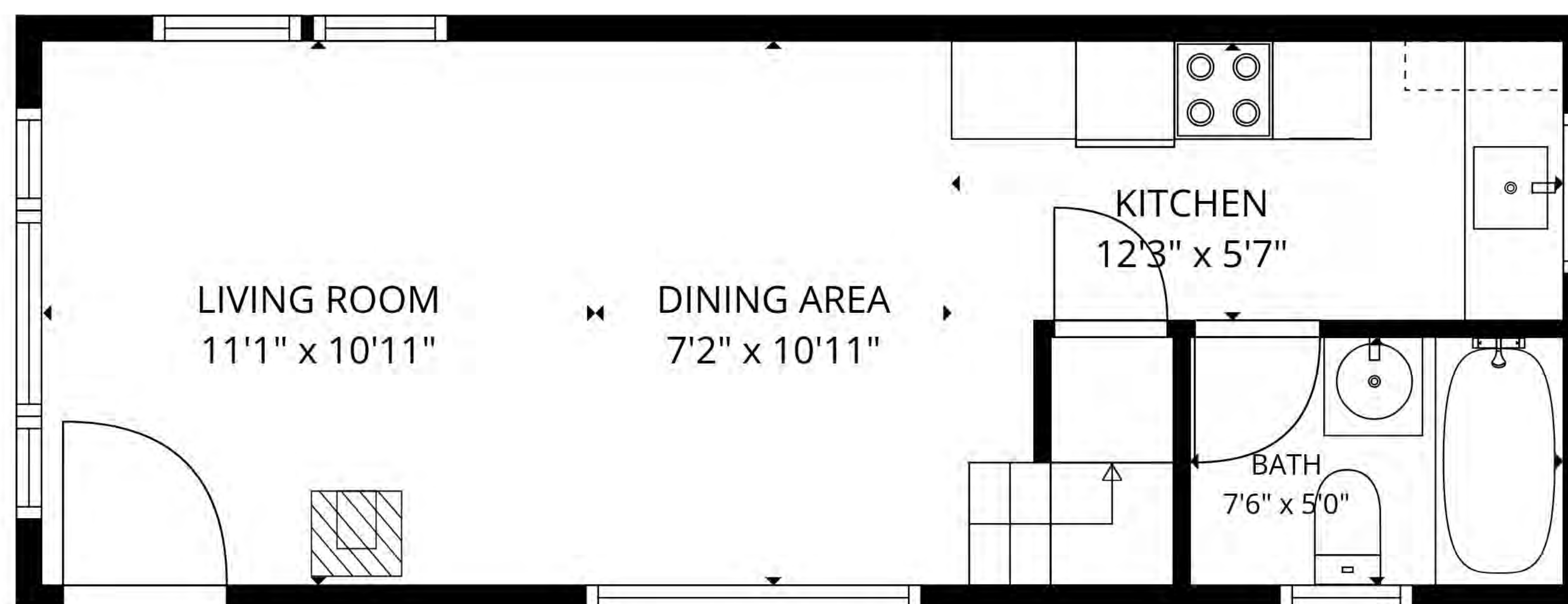


[Close Window](#) [Print Window](#)

Floor Plans



2nd floor



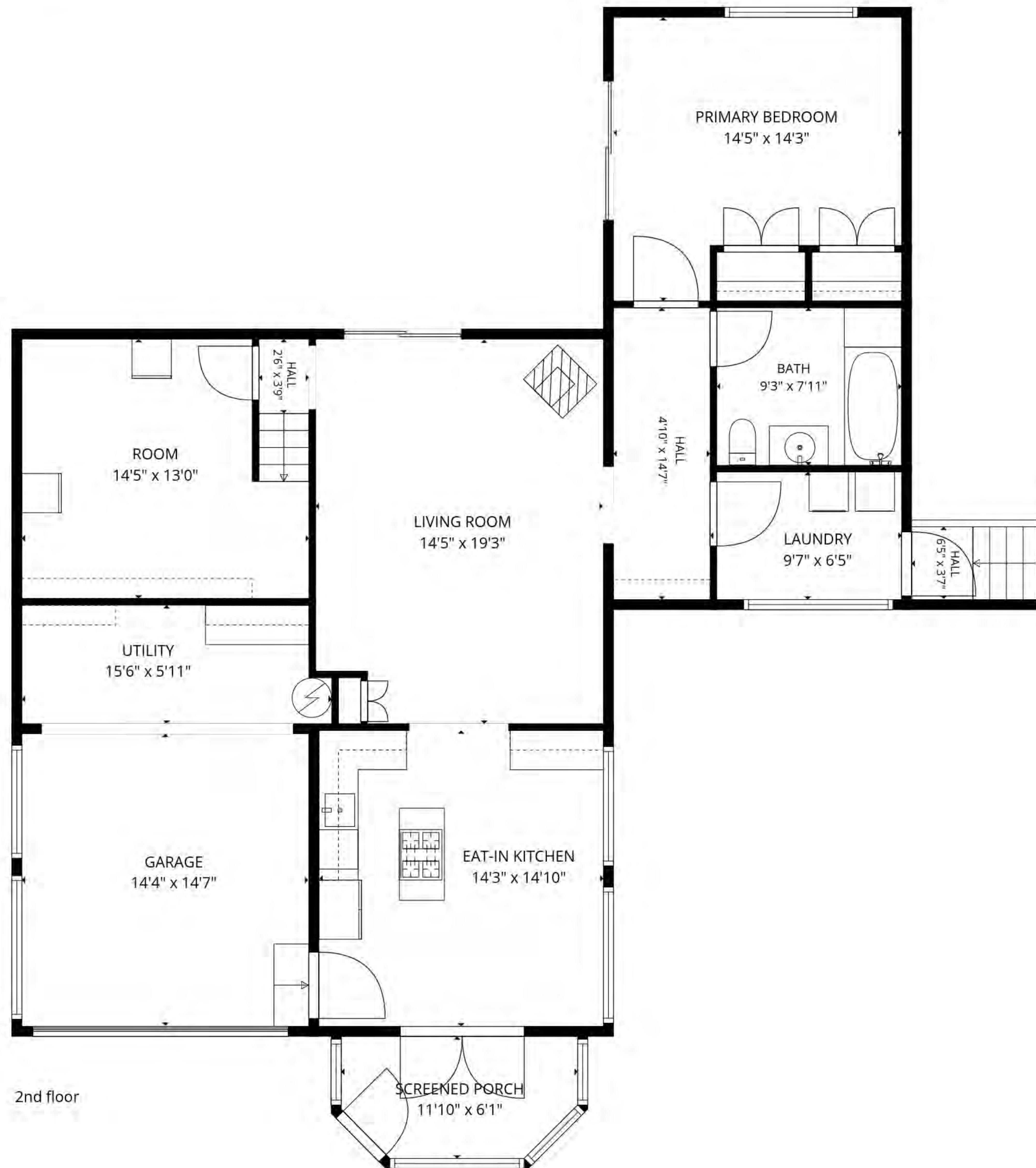
1st floor



3rd floor



1st floor



2nd floor

Septic Information

DETAILS & PLOT PLAN

07



LOT NUMBER

FEAR Y

SIDE XERO

1

—

2-01

3

ok.

Let

[illegible]

5

2

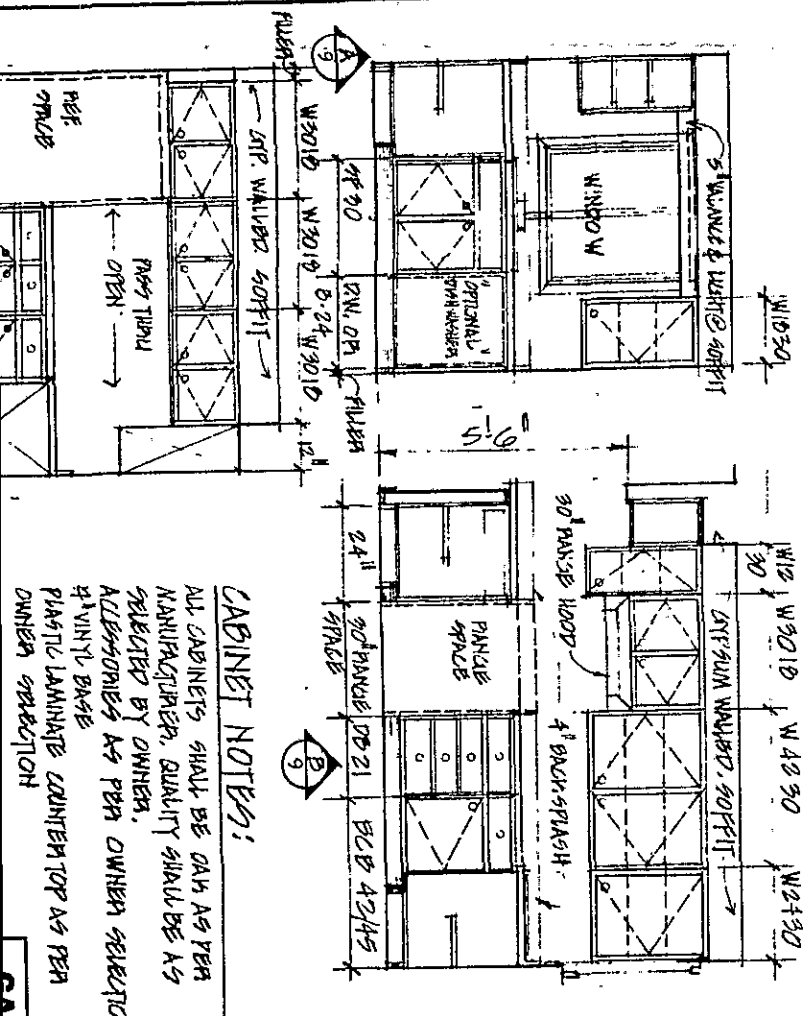
1

GENERAL NOTES:
UTILITIES DETERMINED BY
SITE CONDITIONS.
SEPTIC TANK, LEACHING FIELD
SIZE ETC., DETERMINED BY
PERCOLATION RATES.
WELL TO BE LOCATED 100' MIN
FROM LEACH FIELD OR AS
RECOMMENDED BY STATE HEALTH
COMMISSION.

SCHEDULE, DETAILS ELEVATIONS & PLOT PLAN

Customer(s) contractor must check and verify all	SCHEDULE ELEVATION
--	-----------------------

WINDOW UNIT NOTES: ALL WINDOW UNITS SHALL BE QUALITY UNITS WITH DOUBLE INSULATED GLAZING, WOOD UNITS SHALL BE STAINED & SEALED WITH A WATER REPELLENT WOOD PRESERVATIVE.



CABINET NOTES:

ALL CABINETS SHALL BE CAN AS PER MANUFACTURER. QUALITY SHALL BE AS SELECTED BY OWNER.

4 VINYL BASE
PLASTIC LAMINATE COUNTERTOP AS PER
QUANTITY SECTION

CARPLINGHOUSE

Customer(s) contractors must check and verify all dimensions before construction begins. Any errors or omissions must be reported to the Designer prior to construction.

Do Not Scale Drawings.

SCALE
NO. 10757

DATE: Dec 29, 83

DR: BY: *[Signature]*

RE	
----	--

AP

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6

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SYSTEM CONSTRUCTION REPORT

SANITATION DIVISION

PERMIT

15-142-87N

DEPARTMENT OF PLANNING & DEVELOPMENT • COUNTY COURTHOUSE • MEDFORD, OREGON 97501 • (503) 776-7554

Name J. P. REITZMA Twp. 405 R. 25 S. 16 T.L. 206 System Type SMO FILTER

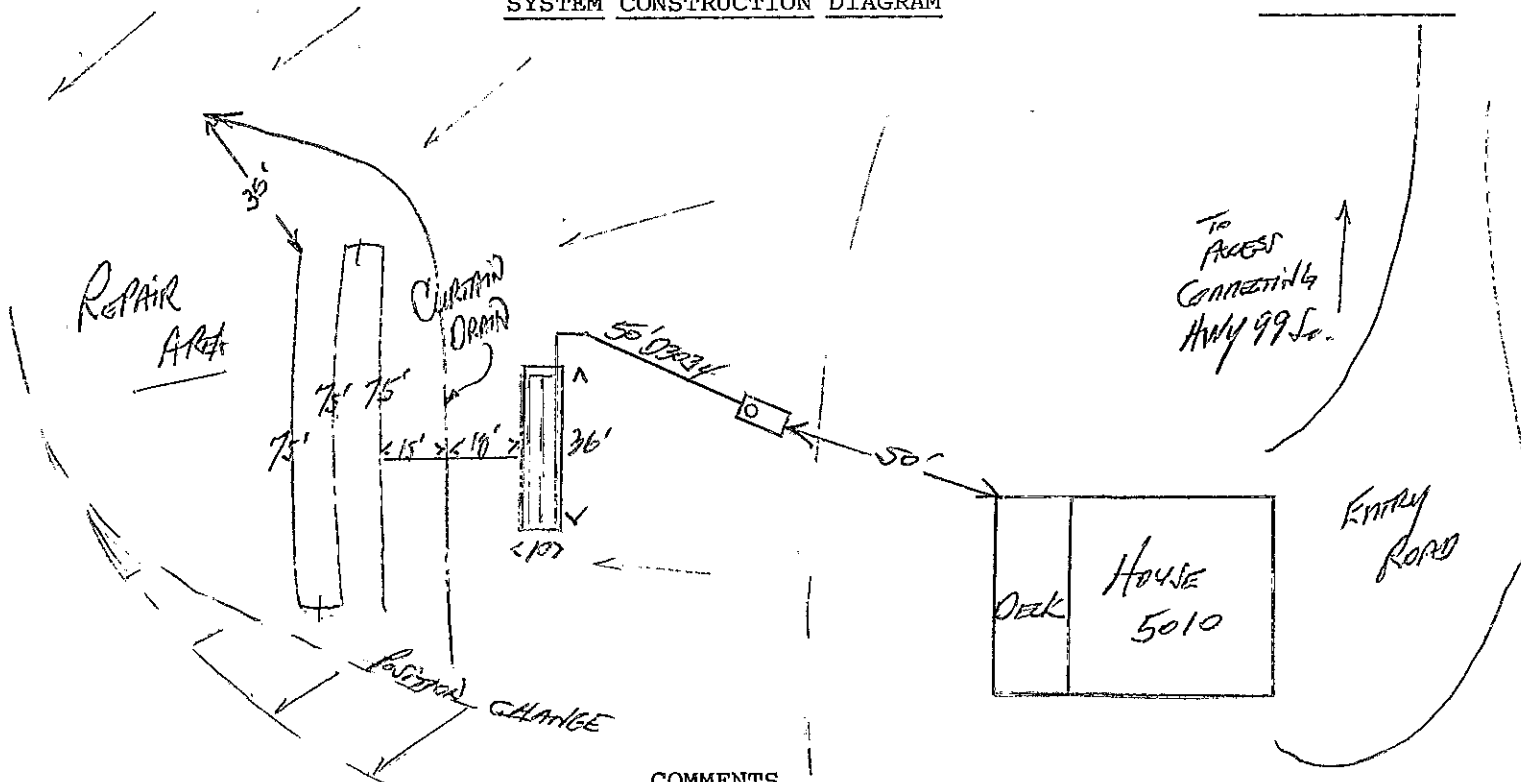
Address (Location) 5010 Hwy 99 So. Astland, Oregon

Tanks and Sewer Lines		Drainfield		Curtain Drain/V-Ditch	
Effluent Sewer <u>33' D3034</u>					
Pressure Transport Pipe <u>50' 3" 100 R.</u>		Trench Width <u>24"</u> Staking		Total Depth <u>42"</u>	
Septic Tank Size <u>1000 Deline VERT. TANK</u>		Trench Depth <u>28.54'</u>		Rock Depth <u>24"</u>	
Material & Manuf. <u>CONCRETE OAKLAND</u>		Gravel Depth <u>13"</u>		Visqueen <u>yes</u>	
Dosing Tank Size		Distance Between Lines <u>10-12' c/c</u>		Screen <u>yes</u>	
Material & Manuf. <u>---</u>		Line level <u>O.K.</u> End Caps <u>O.K.</u>		V-Ditch <u>yes</u>	
Fittings, Materials, & Connections <u>O.K.</u>		Overflows <u>O.K.</u> Undisturbed Earth <u>O.K.</u>		Berm <u>---</u>	
Tank to House <u>50'+</u>		Total Lineal Feet <u>225'</u>			
Riser(s) <u>yes</u>		Distance to Well <u>225' +/-</u>			
ETA	Sand Filter/Trench	Tile Dewatering	Pump/Siphon Systems		
Bed Depth	Staking	Staking Check	Type & H.P.		
Bed Dimensions	Trench Width	TDW. (Trnch) Check	Floats: <u>Single</u> <u>Double</u>		
Bed Check	Trench Depth	Rx. & Pipe in Drn Trnch	Chk Valve <u>Antisiphon</u>		
Gravel & Pipe	Box Size <u>10' X 36'</u>	Silt Trap Dia.	Safety Line		
Cap <u>Depth</u>	Bldg. Inspected <u>DUB. INF.</u>	Flapgate	Quick Disconnect		
Low Pressure Distribution	Pressure Test <u>5-29-87</u>	Sch 80 Outlet Pipe	Pump off Floor		
Staking	Discharge Height <u>6 FEET</u>	Backfill	Alarm		
Pressure Test	Filter Fabric <u>yes</u>	Capping Fill	Electrical Permit		
Discharge Height	Sand Depth <u>24"</u>	Scarified Surface	Gate Valve		
Filter Fabric	Backfill <u>24" 6-1-87</u>	Staking	Screened Enclosure		
		Cap <u>Depth</u>	Siphon Manuf. <u>OKEACO</u>		
			Siphon Model # <u>S.T. 24</u>		

INSTALLER: DAVE JOHNSON

INSPECTION DATES: 5-29-87
6-1-87

SYSTEM CONSTRUCTION DIAGRAM



Corrections Notice Issued

CERTIFICATE OF SATISFACTORY COMPLETION

In accordance with Oregon Revised Statute 454.665, this certificate is issued as evidence of satisfactory completion of a subsurface or alternative sewage disposal system at the above location.

June 17, 1987
Date

Charles S. Jenkins
Jackson County Sanitarian

3/15/94

We need to do
a/n before we
issue bldg permits
again. Bldg permits
were voided house
never lived in &
septic has been there
since 1987

Sonnie

To

Kathy

Date

4/16

Time

9:00

WHILE YOU WERE OUT

M

J. Reitman

of

Phone

482-5515

TELEPHONED		PLEASE CALL	
CALLED TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		URGENT	
RETURNED YOUR CALL			

Message

re: 5070 Old
Suskyon Hwy Oakland
2 test holes dug
where suggested
Carol

Operator

40-2E-16-206

NOTIFIED 4/16/86 9:15 A.M. S/E 7/15/86 NEEDS TO apply



SEPTIC/WELL APPLICATION

SANITATION DIVISION

DEPARTMENT OF PLANNING & DEVELOPMENT

COUNTY COURTHOUSE

MEDFORD, OREGON

97501

(503) 776-7554

Owner J. P. BEITSMA Township 40 Range 2E Section 16
Tax Lot 206 Acres

Address (if any) and Directions to Property 5010 HWY 99 S. ASHLAND OR.

DRIVE WAY 5070

Site Evaluation Fee Minus Preliminary Site Fee Balance to be Paid
Number of Sites Receipt # Date

☒ Permit Application Type SF renewal Fee 15 Receipt # 1194 Date 5-5-87
☐ Well Permit Fee Receipt # Date

Proposed Residence or Business? # Test Holes Ready Date

Any Residence/Business on Lot Now? ☒ No. of Bdrms Seats Employees

Pumping Receipt Submitted? Tank Uncovered? Date

Comments (if any) Plot Plan same as before

I certify that the information given is true and correct to the best of my knowledge.

Date 5-5-87 Owner's Signature J. P. Beitsma

(or representative with written authorization)

5010 HWY 99 S ASHLAND, OR 97520 14824237
Mailing Address (#, Street, City, State, Zip Code) Phone No.

-----DO NOT WRITE BELOW THIS LINE-----

Complete Application Date 5-5-87

Site Evaluation Results:

By Date

WELL PERMIT: Approved Not Approved Date By
Expires

Comments: Well Permit #

SEPTIC PERMIT INSTALLATION SPECIFICATIONS: 1000 Gallon Septic Tank (1250 recommended)

225 Lineal Feet of Drainfield Install sand filter septic system as
specified in the attached "Installation Narrative." Prior to
beginning construction, the location of the septic tank, dosing
tank, sand filter, and drainfield trenches must be staked out
for the inspection and approval of this department.

Keep drainfield and approved repair area free of all development, compaction, soil modification,
traffic, heavy cultivation and fenced from livestock.

PERMIT: Approved ☒ Not Approved By B. W. Prior, R.S. # 15-142-87N

Date 7 MAY 87 EXPIRES 7 MAY 88 Final Inspection On June 1, 1987 Installer DAVE JOHNSON

Certificate of Satisfactory Completion Issued June 17, 1987 By Charles J. Burke

Comments:

INTEROFFICE MEMORANDUM - JACKSON COUNTY

TO: File 40S-2E-16-206

FROM: Chuck Henke *CH*

DATE: May 6, 1987

SUBJECT: Staking check of a sand filter system at the above reference site

Met on site with owner Jim Reitsma and John Peterson representing installer Ron Kinney where we discussed the sand filter installation including the drainfield and other components. One of the main concerns of the owner is the inordinate amount of trees which must be removed. We also discussed the setback between the curtain drain and the drainfield. Re-staking to reflect this setback and re-positioning of the drainfield to permit a dosing siphon to function is recommended.



SEPTIC/WELL APPLICATION
SANITATION DIVISION

DEPARTMENT OF PLANNING & DEVELOPMENT • COUNTY COURTHOUSE • MEDFORD, OREGON 97501 • (503) 776-7554

8-9-30

Owner J. P. Reitsma Township 40 Range 2E Section 16
Tax Lot 206 Acres 6

Address (if any) and Directions to Property 5070 OLD HWY 99

Preliminary Site	Fee	Receipt #	No. of Sites	Date
Site Evaluation	Fee	Receipt #	No. of Sites	Date
Permit Application Type	Fee	Receipt #	No. of Sites	Date
☒ Well Permit	Fee <u>1000</u>	Receipt # <u>8741</u>		Date <u>6-4-86</u>

Proposed Residence or Business? 1st DWELLING # Test Holes Ready _____ Date _____
Any Residence/Business on Lot Now? NO Tank Uncovered? _____ Date _____
Pumping Receipt Submitted? _____ No. of Bdrms/Seats/Employees 2

Comments (if any) _____

I certify that the information given is true and correct to the best of my knowledge.

Date 5/29/86 Owner's Signature J. P. Reitsma

Mailing Address (#, Street, City, State, Zip Code) 1257 SISKIYOU BLVD ASHLAND OR 97520 Phone No. 482-5515

-----DO NOT WRITE BELOW THIS LINE-----

Complete Application Date 6-4-86

Site Evaluation Results:

By _____ Date _____

WELL PERMIT: Approved ☒ Not Approved _____ Date 5 JUN 86 By BLUTHaupt R.S.
Expires 5 JUL 87

Comments: to be installed so as to meet all state and county codes. Well Permit # 127-86W

SEPTIC PERMIT INSTALLATION SPECIFICATIONS: _____ Gallon Septic Tank (1250 recommended)
_____ Square Feet of Drainfield _____

Keep drainfield and approved repair area free of all development, compaction, soil modification, traffic, heavy cultivation and fenced from livestock.

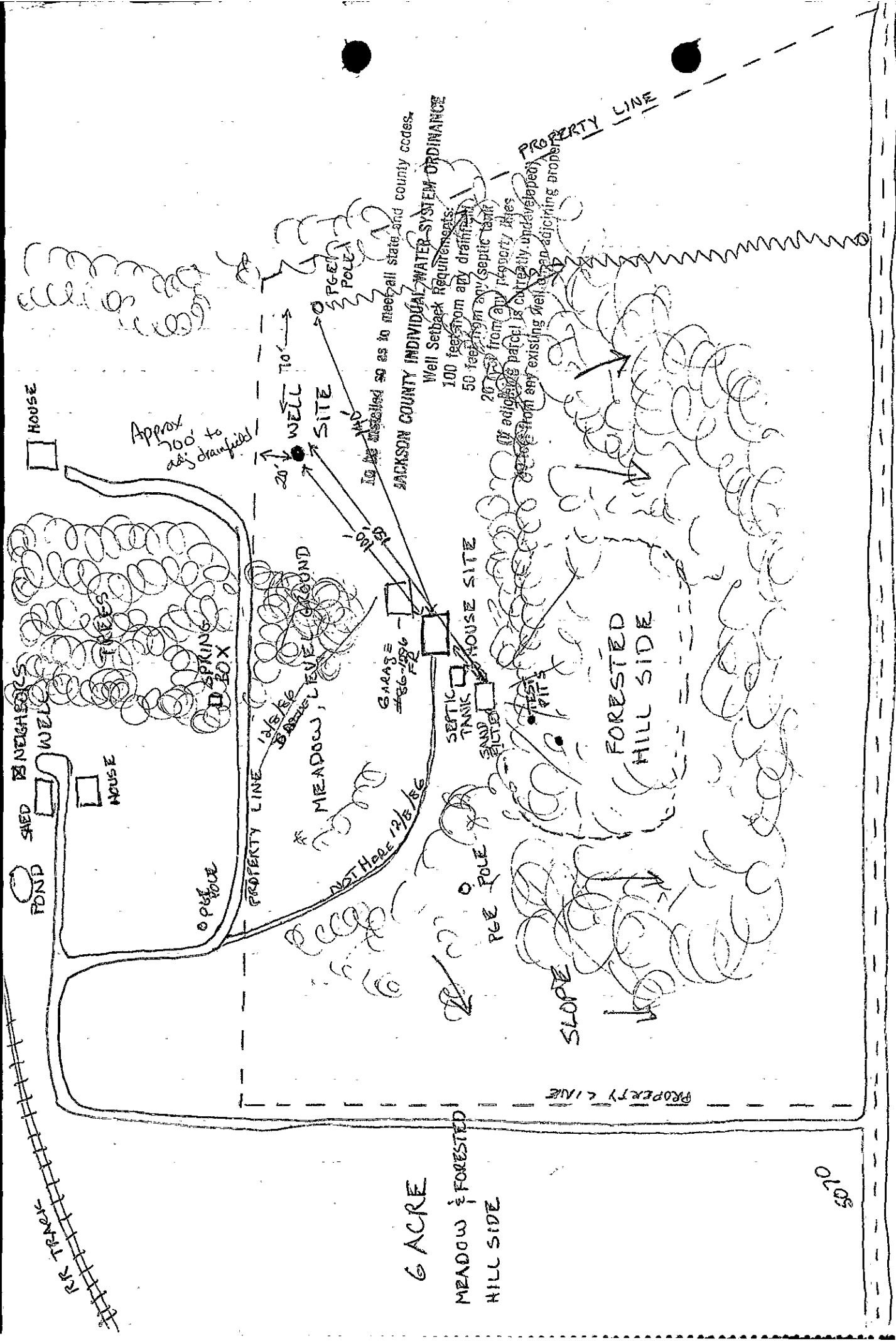
PERMIT: Approved _____ Not Approved _____ By _____ # _____

Date _____ EXPIRES _____ Final Inspection On _____ Installer _____

Certificate of Satisfactory Completion Issued _____ By _____

Comments: _____

OLD SISKIYOU HWY





SEPTIC/WELL APPLICATION
SANITATION DIVISION

DEPARTMENT OF PLANNING & DEVELOPMENT • COUNTY COURTHOUSE • MEDFORD, OREGON 97501 • (503) 776-7554

Owner J. Pim Reitsma Township 40 Range 2E Section 16
Tax Lot 206 Acres _____

Address (if any) and Directions to Property 5010 ~~Old Hwy 99~~ Ash.
Sisk You Hwy

Preliminary Site	Fee _____	Receipt # _____	No. of Sites _____	Date _____
Site Evaluation	Fee _____	Receipt # _____	No. of Sites _____	Date _____
☒ Permit Application	Type <u>S.F.</u> Fee <u>155.00</u>	Receipt # <u>8661</u>	Date <u>5-20-86</u>	
Well Permit	Fee _____	Receipt # _____	Date _____	

Proposed Residence or Business? _____ # Test Holes Ready _____ Date _____
Any Residence/Business on Lot Now? _____ Tank Uncovered? _____ Date _____
Pumping Receipt Submitted? ☒ No. of Bdrms/Seats/Employees _____

Comments (if any) Notify Building 86-481-R3 OC

I certify that the information given is true and correct to the best of my knowledge.

Date J. Reitsma Owner's Signature 5/19/86

1257 Sisk you Blvd. #312 Ashland Or. 482-5515
Mailing Address (#, Street, City, State, Zip Code) Phone No.

-----DO NOT WRITE BELOW THIS LINE-----

Complete Application Date 5-20-86

Site Evaluation Results:

By _____ Date _____

WELL PERMIT: Approved _____ Not Approved _____ Date _____ By _____
Expires _____

Comments: _____ Well Permit # _____

SEPTIC PERMIT INSTALLATION SPECIFICATIONS: 1000 Gallon Septic Tank (1250 recommended)
450 Square Feet of Drainfield Install sand filter septic system as
specified in the attached "Installation Narrative." Prior to
beginning construction, the location of the septic tank, dosing tank,
sand filter, and the drainfield trenches must be staked out for inspec-
tion and approval by this department.

Keep drainfield and approved repair area free of all development, compaction, soil modification,
traffic, heavy cultivation and fenced from livestock.

PERMIT: Approved ☒ Not Approved _____ By BWA Prior, R.S. # 15-159-86N

Date 22 MAY 86 EXPIRES 22 MAY 87 Final Inspection On _____ Installer _____

Certificate of Satisfactory Completion Issued _____ By _____

Comments: _____

SAND FILTER SEWAGE DISPOSAL SYSTEM

INSTALLATION NARRATIVE

Applicant: J. Pim Reitsma

Permit # 15-159-86N

Twp. 40 Range 2E Section 16 Tax Lot 206

IMPORTANT NOTE: If problems are anticipated during system layout or are encountered at any stage of installation, please call Jackson County Planning Department, Sanitation Division (776-7554) for assistance on how to proceed.

For persons unfamiliar with the installation of septic systems, installation handouts are available from the Jackson County Planning Department to help you.

If this system, or any part thereof, is installed by any person other than the property owner or a regular employee of the property owner, that person must be licensed to do such work by the state Department of Environmental Quality. Except that, the sand filter structure itself need not be constructed by a licensed septic system installer. Be sure to use approved materials in all construction. A list is available at this office.

I. GENERAL PERMIT CONDITIONS:

A) This alternative sewage disposal system is designed to service no more than one single family dwelling with a maximum of four (4) bedrooms. The maximum daily sewage flow must not exceed 450 gallons.

B) The drainfield portion of this system should be installed during dry weather conditions and when soil moisture content is relatively dry. Approval of soil moisture conditions by a Jackson County Department of Planning and Development sanitarian must be obtained before beginning drainfield excavation.

C) Issuance of this permit does not relieve the applicant of the responsibility of complying with all applicable local, state, and federal regulations regarding development of this property.

D) This installation permit is valid for one year from date of issue and is not transferable.

E) The owner of this sand filter system shall provide the Jackson County Department of Planning and Development written verification that the system's septic tank has been pumped at least once each forty-eight (48) months by a licensed sewage disposal service business. Service start date shall be assumed to be the date of issuance of the Certificate of Satisfactory Completion. The owner shall provide this office certification of tank pumping within two (2) months of the date required for pumping.

F) Before beginning construction, the installer of this system must contact a Jackson County Department of Planning and Development sanitarian or soil scientist to discuss installation details.

G) Unless otherwise noted herein, all provisions of Oregon Administrative Rules, Chapter 340, 71-100 through 73-085 and Appendices must be met.

H) The septic tank, dosing tank, sand filter, effluent sewer lines, and drainfield shall be installed in the locations indicated on the attached plot plan. Any change in the location of any of these components must be approved by this office prior to construction.

I) A Certificate of Satisfactory Completion, issued by the Jackson County Department of Planning and Development, is required before the system is used and will be issued only if all conditions of this permit are met.

II. SEPTIC TANK:

A) The liquid capacity of the septic tank shall be at least one thousand (1,000) gallons; a twelve hundred fifty (1,250) gallon septic tank is recommended. The tank must be placed level on a solid base (not fill).

B) The septic tank must be located outside of the approved "Usable Area". The minimum separation distance between the septic tank and the building foundation is five (5) feet. The septic tank should be installed as close to this minimum separation distance as possible in order to minimize opportunity for clogging of the building sewer.

C) If the septic tank is installed deeper than eighteen (18) inches under the surface, it must have a lidded eighteen (18) inch or greater diameter watertight riser located over the inlet tee and the access manhole. Risers must extend to the finish ground surface and be provided with weighted or securely fastened lids. The ground surface shall slope away from the top of each riser access lid to prevent water from entering the septic tank.

D) On sites where a high groundwater table is encountered, the septic tank and/or dosing tank must be weighted or provided with an antibuoyancy device to prevent flotation.

III. DOSING TANK SPECIFICATIONS:

A) The minimum liquid capacity of the dosing tank must be four hundred fifty (450) gallons. The liquid capacity of the tank is measured from the invert of the inlet to the tank bottom.

B) The dosing tank must have a liquid storage capacity of at least one hundred twenty-five (125) gallons between the alarm level and the inlet pipe invert.

C) The dosing tank must be provided with a lidded, watertight, eighteen (18) inch or greater diameter riser which extends to the finish ground surface. The ground surface must slope away from the top of the riser access lid to prevent water from entering the tank. The riser must be provided with a weighted or securely fastened lid.

D) The effluent sewer line between the septic tank and the dosing tank must be of approved three (3) or four (4) inch diameter sewer pipe only.

E) A two-compartment, 1,500 gallon "pumping" tank may be utilized to satisfy both the septic tank and dosing tank requirements of this permit.

F) On sites where a high groundwater table is encountered, the septic tank and/or dosing tank must be weighted or provided with an antibuoyancy device to prevent flotation.

G) The septic tank and dosing tank must be vented through the house plumbing system.

IV. PUMPS OR DOSING SIPHONS, CONTROLS, AND ALARMS:

A) A dosing siphon may be used instead of a pump to pressurize the sand filter system. We recommend checking with the siphon dealer as to proper installation procedures and minimum fall requirements. The dosing siphon must be a type approved for use in Oregon. The siphon must produce a vertical rise of three (3) to five (5) feet during the pressure test.

B) Pumps, controls, and alarms used in this system must comply with Oregon's electrical code and must be installed in accordance with the provisions of an electrical permit issued by the State Department of Commerce.

C) Installation of pumps, controls, and alarms shall also meet the provisions of Oregon Administrative Rules, Chapter 340, 73-055, AND the following minimum requirements:

Submersible pumps shall be provided with an easy, readily accessible means of electrical and plumbing disconnect and a noncorrosive lifting device as a means of removal for servicing.

A gate valve shall be provided inside the dosing tank between the quick disconnect and the exit of the tank if the sand filter is upslope of the dosing tank. A one-way check valve shall be provided between the pump and the quick disconnect fitting if the Sand Filter is located upslope of the dosing tank.

If the Sand Filter is located downslope of the dosing tank, a one-eighth (1/8) inch anti-siphon hole shall be located in the pressure line above the high water mark in the dosing tank.

Pumps must be capable of passing a three-quarter (3/4) inch solid sphere, and have a minimum one and one-quarter (1 1/4) inch discharge. Pumps must be placed a minimum of six (6) inches above the dosing tank bottom.

Pumps must be automatically controlled by sealed mercury switches with a minimum mercury tube rating of twelve (12) amps at one hundred fifteen (115) VAC. The mercury float switch pump controls shall be set to provide a pumping volume of ninety (90) gallons (12 cubic feet) per cycle. The pump must be placed within a corrosion-resistant screen that extends above the maximum effluent level within the pump chamber. The screen shall have at least twelve (12) square feet of surface area, with one-eighth (1/8) inch openings.

An audible, waterproof high level alarm with manual silence switch shall be located near the building served by the sand filter system. Alarm and pump controls must be on separate circuits. If the alarm is located inside a building, it must be an audio visual type with silence switch. The mercury float switch regulating the high water level alarm must be located at least five (5) inches above the "on" level.

The pump must be capable of producing five (5) feet of vertical head during the pressure test.

V. SAND FILTER PRESSURE PIPING:

A) All fittings and pressure piping between the dosing tank and the sand filter must be a minimum of class 160 PVC 1120 and have a minimum inside diameter of two (2) inches. Piping must be installed below the frost line, be bedded in three (3) inches of sand or pea gravel, and be uniformly supported along the trench bottom. Backfill must be free of large rock or material which will damage the piping.

B) The pressure piping within the sand filter itself must be at least 160 psi PVC pipe meeting ASTM D 2241. Joint cement compounds must conform to ASTM D 2564.

C) Pressure piping within the sand filter must be installed as shown in the enclosed diagram. Holes perforating the pressure distribution laterals must be one-eighth (1/8) inch diameter and spaced as shown in the enclosed diagram. Pressure distribution manifold piping must be two (2) inches in diameter; pressure distribution lateral piping must be two (2) inches in diameter and must be placed with drilled holes facing up.

VI. SAND FILTER SPECIFICATIONS:

- A) The sand filter component of this system shall be constructed as specified in Building Permit # 86-480-M issued by the Building Division of the Jackson County Department of Planning and Development. The construction of the sand filter must be inspected and approved (any concrete must be allowed to cure for at least fourteen (14) days) before any sand may be placed in the sand filter.
- B) Perforated underdrain pipe and gravel cover, filter sand, filter fabric, filter rock, pressure piping, and approved soil crown shall be placed within the sand filter as shown in the enclosed diagram.
- C) The perforated underdrain pipe must be standard, four (4) inch, smooth wall drainfield pipe. It shall be covered with gravel to a minimum depth of two (2) inches throughout the sand filter bottom to a total depth of six (6) inches. *Filter fabric shall be placed over this gravel before placement of the filter sand.
- D) Filter sand must conform to the specifications for "medium sand" contained in OAR 340 71-290 Sand Filter Rules. The filter sand must be thoroughly water-settled for 6 hours by sprinkling before the filter gravel is placed over the sand.
- E) Filter gravel must be clean, washed crushed rock (1 1/2 - 2 1/2 inches in size) or clean, washed gravel (3/4 to 2 1/2 inches in size).
- F) The filter gravel shall be covered with filter fabric.
- G) Soil crown material shall be approved by the Jackson County Department of Planning and Development prior to placement. There shall be sufficient depth of soil to provide a six (6) inch crown (after settling), sloped to allow rainfall runoff.

VII. DRAINFIELD SPECIFICATIONS:

- A) The drainfield portion of this septic system must be installed using a serial distribution design and be located only in the "Usable Area" designated on the site evaluation worksheet dated April 30, 1986. Reserve at least one-half of the "Usable Area" for future repair drainfield installation.
- B) Install 225 lineal feet of twenty-four (24) inch wide disposal trench. Trench depth shall be held to 34-36 inches. Trenches must be installed uniformly level and spaced at ten (10) feet minimum on centers. It is very important to keep the trenches level end to end and not to exceed the maximum trench depth. Contouring the disposal trenches with the contour of the slopes may be necessary to maintain uniform depths. Trench sidewalls must be scarified before proceeding. Place six (6) inches of clean, washed crushed rock (1 1/2" to 2 1/2" in size) OR gravel (3/4" to 2 1/2" in diameter) in each trench, lay perforated distribution pipe (holes down) on level and centered in each trench, and cover pipe with at least two (2) inches of crushed rock or washed gravel. Pipe ends must be capped. Total depth of rock or gravel must be twelve (12) inches. Cover rock or gravel with one layer of untreated building paper or six inches of straw.
- C) "Up-and-overs" from one trench to another consist of unperforated pipe placed on undisturbed earth. This will ensure full use of the trench sidewall and minimize settling of the overflow pipe. Do not dig a connecting trench and then recompact the excavated soil to obtain the desired rise. A six (6) inch rise is required for proper overflow. This is measured from the top of the disposal trench pipe to the top of the overflow pipe at its highest point. If a connection of two (2) pipes must occur in this "up-and-over", be sure the male end at the joint points downhill. Call for an inspection at this point.

D) The entire drainfield and any other areas disturbed as a result of construction must be liberally fertilized and seeded with high water use grasses such as alta fescue, orchard grass, and tall wheat-grass.

E) The site of the initial drainfield installation and the replacement area (repair area) must be kept vacant, free of all development, soil modification, compaction, traffic, heavy cultivation, fenced from all livestock, or any other activity which would damage the system.

VIII. CURTAIN DRAIN SPECIFICATIONS:

A) Install a minimum twelve (12) inch wide, forty-two (42) inch deep curtain drain a minimum of ten (10) feet upslope of the upper drainfield line. The trench must have a minimum fall of one-quarter (1/4) inch per foot.

B) Place visqueen on the trench bottom and along the downhill side of the excavated trench and extend to the ground surface.

C) Perforated pipe is centered in the trench bottom with the holes facing up. Place twenty-four (24) inches of drainfield rock over the pipe. Cover rock with untreated building paper or six (6) inches of straw, but do not backfill until inspected.

D) Outlet end(s) of the curtain drain must daylight at ground surface. Perforated end caps or noncorrosive screen must be securely placed on end(s) of pipe to prevent rodent nests from blocking drainage. Call for an inspection at this point.

IX. INSPECTION SCHEDULE:

A) Inspections of the sand filter structure will be made by staff of the Building Division of the Jackson County Department of Planning and Development. All other inspections will be by Sanitation Division staff.

B) The Building Division will make inspections of the sand filter construction at the following points:

1) For reinforced concrete structures:

a) After forms for the sand filter have been erected, rebar is installed and pipes are roughed in, but before concrete is poured.

b) After concrete has been poured and forms are removed.

2) For vinyl-lined sand filters:

a) After the containment structure and/or excavation is completed and four (4) inch sand cushion is in place, and vinyl-liner is installed.

C) The Sanitation Division shall be notified to make construction inspections at the following points:

1) After septic tank, dosing tank, sand filter, and disposal trenches have been staked out, but before construction begins.

2) After the drainfield trenches have been excavated, and the gravel, distribution pipe, and untreated building paper have been placed in the trenches, but before the trenches are backfilled.

3) After the septic tank, dosing tank, pressure transport piping, and effluent sewer line between the sand filter and the drainfield have been installed, but before they are backfilled.

Sand Filter Installation Narrative

Page -6-

4) After the sand filter underdrain pipe is placed and covered with gravel and filter fabric, the filter sand is placed and water-settled, six (6) inches of filter gravel is placed over the sand, the perforated pressure piping in the sand filter is installed, and installation of the pump, float switches and alarm is completed.

NOTE: Water and power must be available on the site during this inspection. This is to allow the electrical and mechanical systems to be evaluated under actual working conditions. The system must produce a vertical rise of water three (3) to five (5) feet high out of the one-eighth (1/8) holes in the pressure laterals.

5) After the remaining six (6) inches of filter gravel have been placed over the sand filter pressure piping and covered with filter fabric and the soil crown material has been placed on the sand filter.

This permit letter, the enclosed diagrams and permit placard constitute a permit for construction.

Inspections may be combined at the discretion of the Sanitation Division, Jackson County Department of Planning and Development.

Bradley W. H. Prior, R.S.
Bradley W. H. Prior, R.S.
Sanitarian Supervisor
May 28, 1986

REQUEST FOR INSPECTION

4-29-87 4-27-87
 Date Requested Date Reported
15-159-86N V.P. REEDMAN
 Permit Number Owner
JOHN PETERSON 5010 Hwy. 99 So.
 Contractor Job Site
STAKING CHECK Asheville
 Inspection Type
 TWP 45 R 2E S 16 TL 206 P.M. Wednesday
 Note: Chuck @ 2

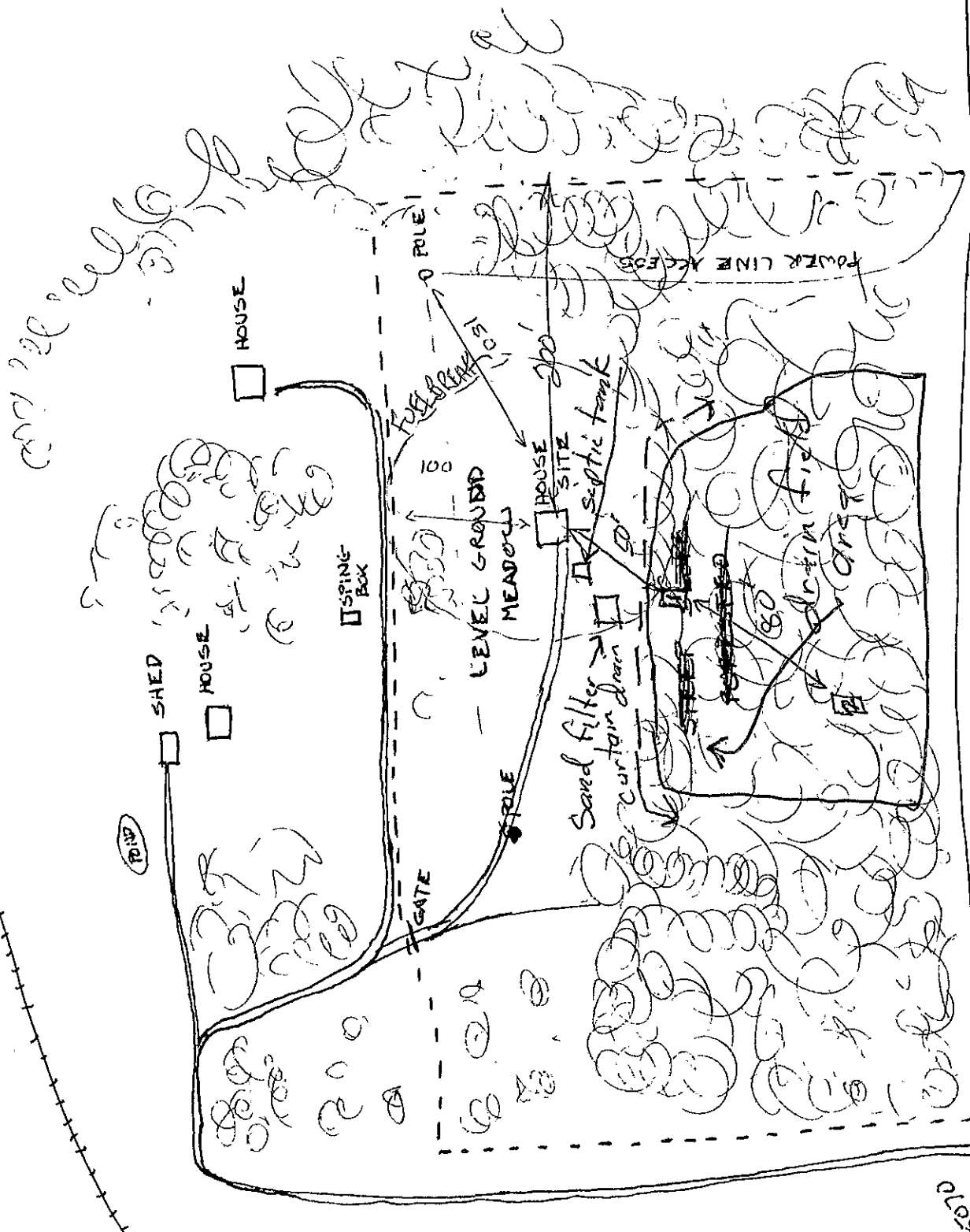
REQUEST FOR INSPECTION

5-29-87 5-29-87
 Date Requested Date Reported
15-159-86N V. REITSMAN
 Permit Number Owner
DAVE JOHNSON Hwy 99 So.
 Contractor Job Site
S.F. PRESS. TEST Asheville
 Inspection Type
 TWP 45 R 2E S 16 TL 206
 Note: Chuck @ 2:30 P.M.

REQUEST FOR INSPECTION

4-24-87
 Date Requested Date Reported
 Permit Number Owner Reitman
Kinney Siskiyou
 Contractor Job Site
red stakes - Drain field
 Inspection Type
 TWP 40 R 2E S 16 TL 206
 Note:

S. PAC. RAIL ROAD



OLD SISKIYOU HWY

STREAM

N



DEPARTMENT OF
PLANNING & DEVELOPMENT

ZONING CLEARANCE SHEET

This clearance sheet provides a Planning staff analysis of your property and development plans, and their relationship to the Jackson County Land Development Ordinance. Land development regulations and your property development plans are both subject to change. When such change does occur, it may invalidate this zoning clearance or otherwise alter conditions of approval.

PROPERTY DESCRIPTION: Township 40, Range 26, Section 16, Tax Lot 206, Acres 5.96

PROPERTY ADDRESS: Old Hwy 99 DATE TAX LOT CREATED: _____

OWNER OR APPLICANT: Kentsma TELEPHONE: _____ ADDRESS: _____

PROPOSAL: ☐ First Dwelling ☐ Additional Dwelling ☒ Other - Explain _____

ADDRESS ONLY

PROPERTY IS ZONED: WR MINIMUM PARCEL AREA: _____

☒ Development on this land is subject to Mandatory Fire Safety Requirements as described in Chapter 280.100 of the Jackson County Land Development Ordinance. Fuelbreak requirements may affect setbacks.

MINIMUM STRUCTURAL SETBACK FROM PROPERTY LINES: Front 30, Side 30, Rear 30

☐ This property lies in a NONRESOURCE zoning district and abuts a RESOURCE zoning district. Special setbacks are required unless an exception is approved by staff.

BEFORE ZONING CLEARANCE CAN BE GIVEN FOR THE ABOVE PROPOSAL, THE OWNER/APPLICANT MUST APPLY FOR AND RECEIVE APPROVAL OF:

- | | | |
|--|--|---|
| ☐ Minor Partition | ☐ Major Partition | ☐ Subdivision |
| ☐ Forest Site Plan Review | ☐ Farm/Nonfarm Dwelling | ☐ Conditional Use Permit |
| ☐ Nonforest Site Plan Review | ☐ County Recognized Access | ☐ Temporary Mobile Home |
| ☐ Commercial Site Plan Review | ☐ Administrative Review for Structures in a Floodplain | ☐ Areas of Special Concern Specify _____ |
| ☐ Variance | ☐ Administrative Review for Airport Approach/Concern Area | ☐ Other - See Below |
| ☐ Alteration of Nonconforming Use | | |

COMMENTS BY STAFF: OK FOR ADDRESS. OK FOR SEPTIC & BUILDING PERMITS. MUST COMPLY WITH CONDITIONS OF 86-2-NFT. FIRE SAFETY REQUIREMENTS 280.100 MUST BE MET.

☐ NO CONFLICTS EXIST. The proposed use or development as presented herein is in conformance with the Land Development Ordinance. Falsification of information renders this zoning clearance null and void.

CERTIFICATION: The information I have provided for this zoning clearance is, to the best of my knowledge, true, accurate and complete. I also understand that any changes in my plans or county regulations may render this clearance sheet invalid.

Signature of owner/applicant: [Signature] Date: _____

Signature of staff member: [Signature] Date: 5-20-86

Copy of this zoning clearance ☒ handgiven ☐ mailed to applicant on: 5-20-86



SEPTIC/WELL APPLICATION

SANITATION DIVISION

DEPARTMENT OF PLANNING & DEVELOPMENT • COUNTY COURTHOUSE • MEDFORD, OREGON 97501 • (503) 776-7554

Owner N.P. Reitsma Township 40 Range 25 Section 16
Tax Lot 206 Acres 6

Address (if any) and Directions to Property 1/2 mi. S 5070 OLD HWY 99

Preliminary Site Fee PSI 32080 Receipt # _____ No. of Sites _____ Date _____
☒ Site Evaluation Fee \$11500 Receipt # 8478 No. of Sites 1 Date 4-16-86
Permit Application Type _____ Fee _____ Receipt # _____ Date _____
Well Permit Fee _____ Receipt # _____ Date _____

Proposed Residence or Business? 1st Dwelling # Test Holes Ready 2 Date 4-16-86
Any Residence/Business on Lot Now? _____ Tank Uncovered? _____ Date _____
Pumping Receipt Submitted? _____ No. of Bdrms/Seats/Employees 2

Comments (if any) Test pits where suggested on PSI 32080

I certify that the information given is true and correct to the best of my knowledge.

Date 4/16/86 Owner's Signature N.P. Reitsma
1257 SISKIYOU BLVD. ASHLAND 9825515
Mailing Address (#, Street, City, State, Zip Code) Phone No.

-----DO NOT WRITE BELOW THIS LINE-----

Complete Application Date 4-16-86

Site Evaluation Results:

Based upon information provided us including a soils and topographic report made by Dick Florey on April 30, 1986, we have found your drainfield site to conform with minimum standards for the issuance of a permit to install a Sand Filter alternative sewage disposal system. An installation permit can be issued provided no conflicts exist with zoning requirements. This approved evaluation report shall remain in effect until issuance of a permit to construct unless in the meantime conditions on this or adjacent properties have been altered in any manner which would prohibit issuance of a permit, in which case, this evaluation report shall be considered null and void. Technical rule changes will not invalidate this report.

By Dick Florey Date May 7, 86

WELL PERMIT: Approved _____ Not Approved _____ Date _____ By _____
Expires _____

Comments: _____ Well Permit # _____

SEPTIC PERMIT INSTALLATION SPECIFICATIONS: _____ Gallon Septic Tank (1250 recommended)

_____ Square Feet of Drainfield _____

Keep drainfield and approved repair area free of all development, compaction, soil modification, traffic, heavy cultivation and fenced from livestock.

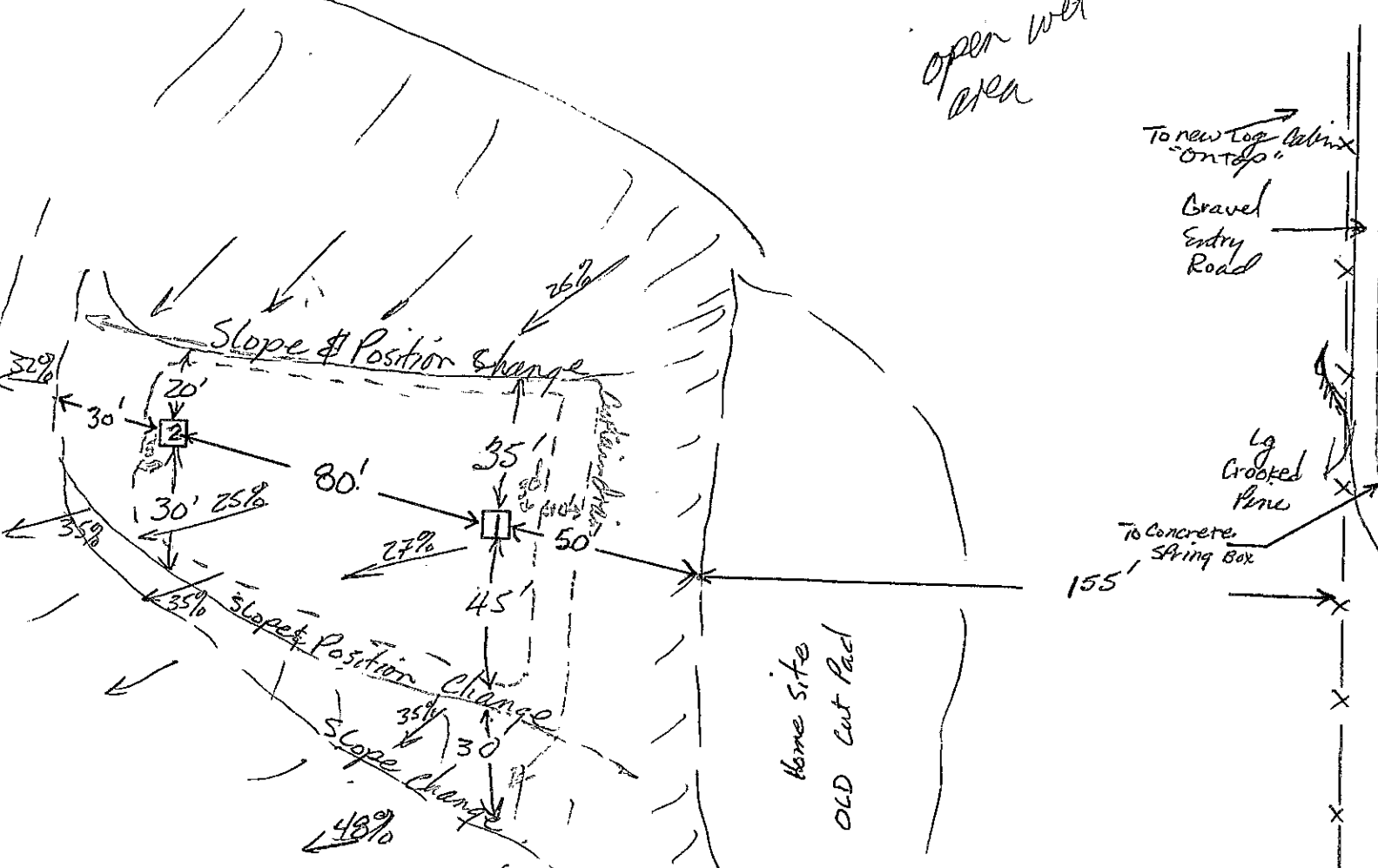
PERMIT: Approved _____ Not Approved _____ By _____ # _____

Date _____ EXPIRES _____ Final Inspection On _____ Installer _____

Certificate of Satisfactory Completion Issued _____ By _____

Comments: _____

open wet area



Any Special Conditions for Permit:

Position: Ft. Slope, Side Slope, Top, Fan
Relief: Hi Terrace, Lo Terrace, Btm, Other
Scale: 1" = 40'

36" trench depth, 12" gravel #5 lined pit/150 g.p.d. = 225' 450 Gal/day. 48" curtain drain w/ 24" gravel U-taper double outlet as shown. Staking check required.

Notes: (‰ Frags., Rooting, Depth, R or I, etc.)										Water Table	
Depth	Texture	Structure	Pores	Mottling						Depth	
P 0-10	SL	Wk Mod St SG	Few Com Mny dis	Faint						30	
I 10-23	LSL	Wk Mod St SG	Few Com Mny dis	Faint						25	(R) 30"
I 23-30	SL	Wk Mod St SG	Few Com Mny dis	Faint						27	
I 30-52	C/SL	Wk Mod St SG	Few Com Mny dis	Faint						30	
P 0-11	SL	Wk Mod St SG	Few Com Mny dis	Faint						20	
I 11-36	LSL/SL	Wk Mod St SG	Few Com Mny dis	Faint						20	
I 36-53	C	Wk Mod St SG	Few Com Mny dis	Faint						22	(R) 36"
2		Wk Mod St SG	Few Com Mny dis	Faint						20	
P		Wk Mod St SG	Few Com Mny dis	Faint							
I		Wk Mod St SG	Few Com Mny dis	Faint							
I		Wk Mod St SG	Few Com Mny dis	Faint							
#		Wk Mod St SG	Few Com Mny dis	Faint							
3		Wk Mod St SG	Few Com Mny dis	Faint							
P		Wk Mod St SG	Few Com Mny dis	Faint							
I		Wk Mod St SG	Few Com Mny dis	Faint							
I		Wk Mod St SG	Few Com Mny dis	Faint							
#		Wk Mod St SG	Few Com Mny dis	Faint							
4		Wk Mod St SG	Few Com Mny dis	Faint							

Additional Notes: Distinct yellow/orange mottles against ground mass
Soils too shallow to Restrictive Clay for any system except a sand filter
Soils become dense clay @ 30" and site has a water table. - Recommend
#5 lined pit/150 g.p.d. and a curtain drain

SITE SUITABILITY: SAND FILTER ONLY USEABLE AREA: 115' x 50' area from above
Site Evaluation By: J. P. Reitsma Date: 4/30/86
Drawn 5/5/86

Abbreviations (R) = Depth to limiting layer
Lt. - light C - clay W - Weathered Seds - Sedimentary
H - heavy L - loam Rx - Rocks HW - Highly Weathered
F - fine P - pebbles (2mm.-3") Sub - Substrata DG - Decomposing Granite
Co. - coarse K - cobbles (3"-10") Vol - Volcanic RDM - Rapidly Draining
S - sand(y) St. - stones (+10") Meta - Metamorphic material
Sl. - silt(y) V - very Copies: Yes X No

JACKSON COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
COUNTY COURTHOUSE
Medford, OR 97501 / 776-7554

202

Owner J. PIM REITSMA

Township ASHLAND Range 2E Section 16
Tax Lot 206 Acreage 6

Address (if any) & Directions to Property 5070 OLD SISKIYOU HWY

PRELIMINARY SITE INSPECTION

COUNTER WORK

Soil Map Number, Series

Comments

Fee: \$ 75.00 per site FEE: 75.00 #SITES 1 Receipt Number 9132 Date 3-17-86

Signature of Owner or
authorized representative (in writing)

Mailing Address

Telephone

DO NOT WRITE BELOW THIS LINE

FIELD WORK

Appointment date & time 1100 AM. 3/20/86

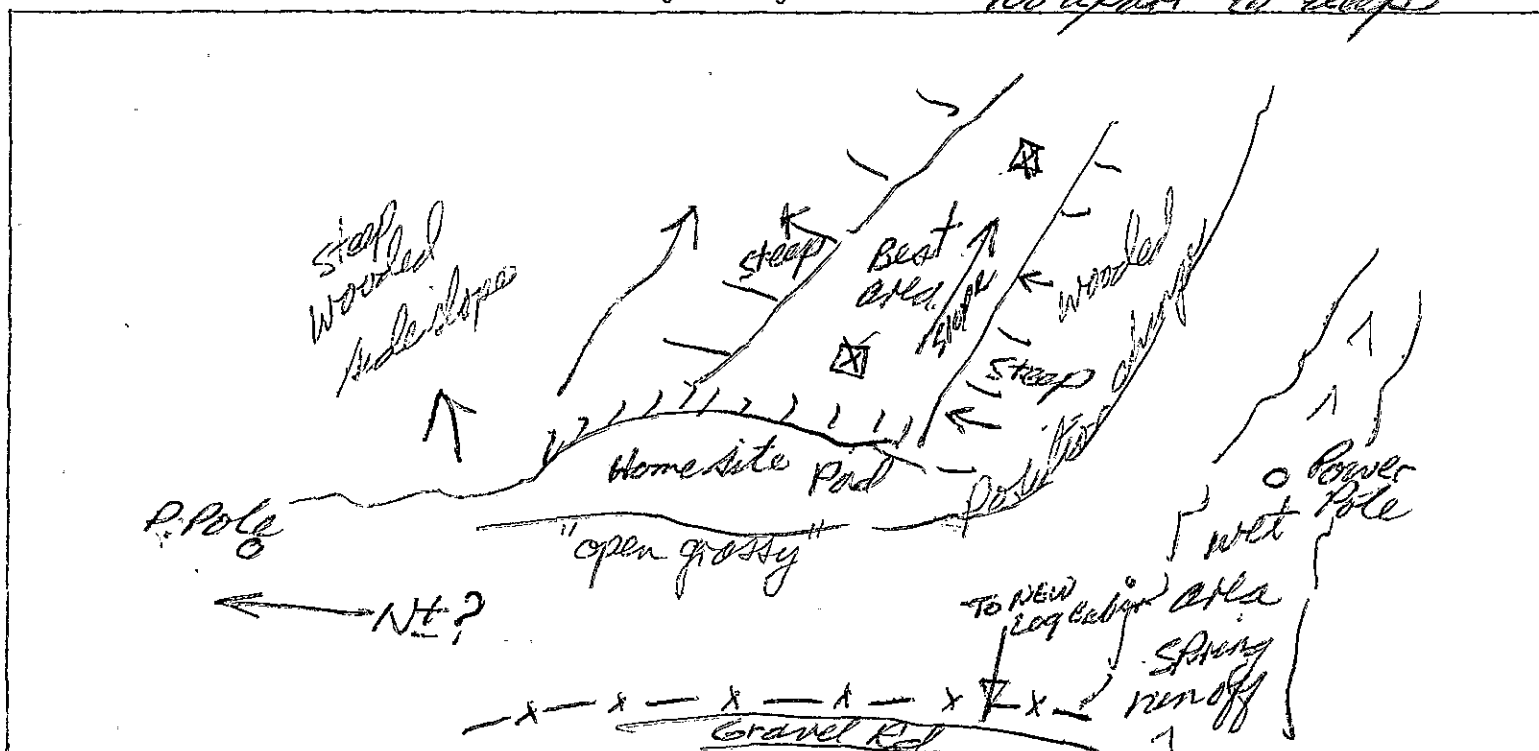
Comments Met on site with Jim Reitsma, Property owner. The best area for Septic Approval is directly down slope of the proposed building site. This area is a "beach" of about 25% slope. Vegetation is Madrone & fir. Site appears well drained. If soils are deep enough here a Standard System can be approved. If soils are too shallow a sand filter is the only other choice. Other areas are wet, too steep or up slope of the area

Time spent on site 40 minutes

Map of Recommended Area(s)

Drawn by County Sanitarian

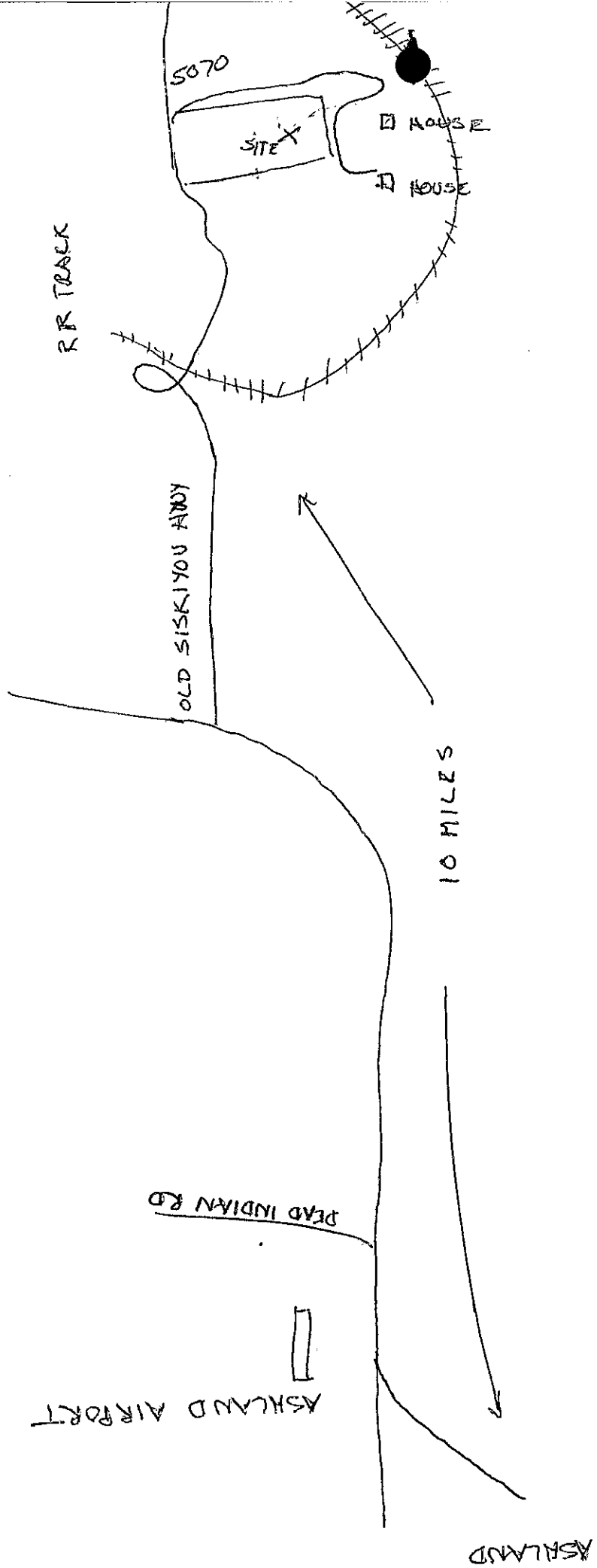
☒ = Suggested Pits
100' apart 6' deep



Suggested digging test pits (Yes) ☒ (No) _____ Number of possible sites 1
Standard ☒ ETA _____ SAND FILTER ☒
Capping Fill _____ Other _____

Field work by Forey Date 3/20/86

NOTE: IF YOU APPLY FOR A FORMAL SITE EVALUATION WITHIN 90 DAYS OF THE DATE OF THE PRELIMINARY SITE INSPECTION, THE NORMAL SITE EVALUATION FEE WILL BE REDUCED BY THE PRELIMINARY FEE. SITE EVALUATION APPLICATION MUST BE SUBMITTED BEFORE TEST HOLES WILL BE EVALUATED.



no file



DEPARTMENT OF
PLANNING & DEVELOPMENT

ZONING CLEARANCE SHEET

This clearance sheet provides a Planning staff analysis of your property and development plans, and their relationship to the Jackson County Land Development Ordinance. Land development regulations and your property development plans are both subject to change. When such change does occur, it may invalidate this zoning clearance or otherwise alter conditions of approval.

PROPERTY DESCRIPTION: Township 40, Range 2E, Section 16, Tax Lot 206, Acres 6

PROPERTY ADDRESS: Old Stick-You Hwy DATE TAX LOT CREATED: OR 82-14015

OWNER OR APPLICANT: J P m REETSMA TELEPHONE: _____ ADDRESS: _____

PROPOSAL: ☒ First Dwelling ☐ Additional Dwelling ☐ Other - Explain PS-I

See file 80-250-MP

PROPERTY IS ZONED: WR MINIMUM PARCEL AREA: _____

☒ Development on this land is subject to Mandatory Fire Safety Requirements as described in Chapter 280.100 of the Jackson County Land Development Ordinance. Fuelbreak requirements may affect setbacks. 100ft

MINIMUM STRUCTURAL SETBACK FROM PROPERTY LINES: Front 30', Side 30', Rear 30'

☐ This property lies in a NONRESOURCE zoning district and abuts a RESOURCE zoning district. Special setbacks are required unless an exception is approved by staff.

BEFORE ZONING CLEARANCE CAN BE GIVEN FOR THE ABOVE PROPOSAL, THE OWNER/APPLICANT MUST APPLY FOR AND RECEIVE APPROVAL OF:

- | | | |
|--|--|---|
| ☐ Minor Partition | ☐ Major Partition | ☐ Subdivision |
| ☐ Forest Site Plan Review | ☐ Farm/Nonfarm Dwelling | ☐ Conditional Use Permit |
| ☒ Nonforest Site Plan Review | ☐ County Recognized Access | ☐ Temporary Mobile Home |
| ☐ Commercial Site Plan Review | ☐ Administrative Review for Structures in a Floodplain | ☐ Areas of Special Concern Specify _____ |
| ☐ Variance | ☐ Administrative Review for Airport Approach/Concern Area | ☐ Other - See Below |
| ☐ Alteration of Nonconforming Use | | |

COMMENTS BY STAFF: Pre Site Inspection may proceed, but no permits issued until the above application is submitted for review and an approval given.

☐ NO CONFLICTS EXIST. The proposed use or development as presented herein is in conformance with the Land Development Ordinance. Falsification of information renders this zoning clearance null and void.

CERTIFICATION: The information I have provided for this zoning clearance is, to the best of my knowledge, true, accurate and complete. I also understand that any changes in my plans or county regulations may render this clearance sheet invalid.

Signature of owner/applicant: _____ Date: _____

Signature of staff member: Dorly Tebbats Date: 3-17-86

Copy of this zoning clearance ☒ handgiven ☐ mailed to applicant on: 3-17-86

Original to central file; copy to applicant

9/84

Info only: T.L. 203 is result of split parent JV 79-02717 rec'd at Assessors in 1978. T.L. 205 OR 81-10982. T.L. 201 created in 1976